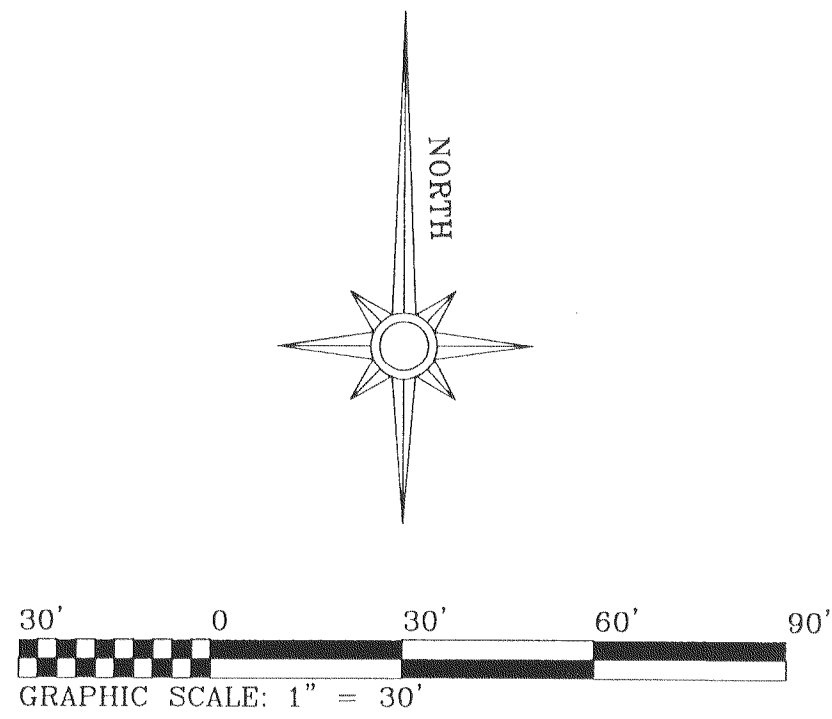


VICINITY MAP



PRIVATE MAINTENANCE NOTE:

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES. AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

TRANSPORTATION IMPACT FEES NOTE:

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

WATER / WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE I OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

SIDEWALKS

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

COVENANTS OR RESTRICTIONS ARE UN-ALTERED.

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

PRIVATE COMMON AREAS AND FACILITIES

THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/ CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

BEARING BASE:

THE BEARINGS SHOWN HEREON ARE BASED UP ON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT.

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0290 K. MAP REVISED SEPTEMBER 25, 2009.

URBAN FORESTRY:

COMPLIANCE WITH THE CITY OF FORT WORTH ORDINANCE # 18615-05-2009 REGARDING URBAN FORESTRY IS REQUIRED.

PARKWAY PERMIT NOTE:

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

OWNER:

LARRY KALAS AND DEBBIE KALAS
6755 WADE HAMPTON COURT
FORT WORTH, TEXAS 76132-4597
(817) 291-7339

BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
(817) 926-0211 - METRO (817) 429-5112
FAX NO. (817) 926-9347
P.O. BOX 11374 • SOUTH FREEDOM
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com

OWNERS DEDICATION

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, LARRY KALAS and DEBBIE KALAS, are the sole owners of two tracts of land located in the JOHN F. HEATH SURVEY, Abstract No. 641, according to the deeds recorded in County Clerk File Numbers D206385320 and D204285702 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 0.953 acres of land comprised of all of Lots 2 and 3, Block 33, MIRA VISTA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 4460, of the Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LARRY KALAS and DEBBIE KALAS, do hereby adopt this plat designating the hereinabove described properties as **Lot 2-R, Block 33, MIRA VISTA ADDITION**, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS OUR HANDS at Fort Worth, Tarrant County, Texas, this 17th day of January, 2011.

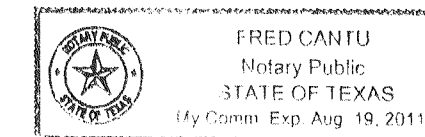
Larry Kalas
LARRY KALAS

Debbie Kalas
DEBBIE KALAS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LARRY KALAS and DEBBIE KALAS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

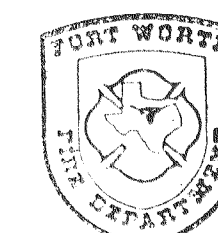
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of January, 2011.



Fred Cantu
Notary Public in and for The State of Texas
My Commission Expires: 08-18-2011

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.

Chris L. Blevins
CHRIS L. BLEVINS, R.P.L.S.
State of Texas No. 5792



L.T. RSC
1-13-2011

FORT WORTH	
CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL	
PLAT APPROVAL DATE:	1/14/2011
BY:	<i>[Signature]</i> CHAIRMAN
BY:	<i>[Signature]</i> SECRETARY

THIS PLAT FILED IN INSTRUMENT #D21101222/ DATE 1-14-11.

FINAL PLAT
OF
LOT 2-R, BLOCK 33
MIRA VISTA ADDITION
BEING A REPLAT OF
LOTS 2 AND 3, BLOCK 33
MIRA VISTA ADDITION
AN ADDITION TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS, RECORDED IN
CABINET A, SLIDE 4460, PLAT RECORDS,
TARRANT COUNTY, TEXAS

GROSS ACRES: 0.953
PREPARED: OCTOBER 25, 2010
DRAWING REVISED: DECEMBER 15, 2010

(J.U.) PROJECT: JENNINGS SOUTH, Jennings South, Lot 18-Block 18-Beck-DWG. F.S.-010-127
SIN FIN#